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e-Stamp

Certificate No.	:	IN-TN78429667300847X
Certificate Issued Date	:	07-May-2025 12:26 PM
Account Reference	:	NEWIMPACC (SV)/ tn8114604/ TIRUCHENDUR/ TN-TC
Unique Doc. Reference	:	SUBIN-TNTN81146042511545890175 3X
Purchased by	:	NEWTON
Description of Document	:	Article 4 Affidavit
Property Description	:	Not Applicable
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	NEWTON
Second Party	:	TNRERA
Stamp Duty Paid By	:	NEWTON
Stamp Duty Amount(Rs.)	:	100 (One Hundred only)

Please write or type below this line

IN-TN78429667300847X

FORM 'B'

Affidavit cum Declaration

Affidavit cum Declaration of **Mr.S.Newton Chelladurai** promoter of the proposed project in **Sy.No: 348/6A3B1, 348/6A4A, 348/6B1A in Anbu Nagar "F" Colony, Keela Tiruchendur Village, Tiruchendur Municipality, Tiruchendur Taluk, Thoothukudi District.**

PF 0006273315

Signed Before me

V.K.SENTHIKUMAR, B.A.,B.L
ADVOCATE & NOTARY
TIRUCHENDUR - 628215
CELL : 9488455708

Statutory Alert:
1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

I, **S.NEWTON CHELLADURAI** promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I have a legal title to the land on which the development of the project is proposed
   AND
   a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the project is enclosed herewith.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/promoter is 31.12.2028.
4. That seventy per cent of the amounts realized by me for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, as far as building is concerned. For layout projects, it will be cost of development and the land cost.
5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project, as far as building is concerned. For layout projects, the withdrawal can be done after obtaining a certificate from the Licensed Surveyor stating that the project has been developed and completed in all respects as per the layout approved by the competent authority.
6. That I shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant to the Authority and it shall be verified during the audit that the amounts collected for a particular project have been utilised for the project and the withdrawals have been made in compliance with the proportion to the percentage of completion of the project.
7. That I shall take all the pending approvals on time, from the competent authorities.
8. That I have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

V.K.SENTHIKUMAR, B.A.,B.L.
ADVOCATE & NOTARY
TIRUCHENDUR - 628215
CELL : 9488155709

Signed Before me

V.K. SENTHIKUMAR NOTARY Tiruchendur Sattankulam Taluks at Thoothukudi District, Tamilnadu (India)

9. That I shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at **Tiruchendur** on this **07th** day of **May 2025.**

Deponent

Signed Before me

7/5/25

V.K.SENTHIKUMAR, B.A.,B.L.,
ADVOCATE & NOTARY
TIRUCHENDUR - 628215
CELL : 9488455708

INDIA
V.K. SENTHIKUMAR
NOTARY
Tiruchendur
Sattankulam Taluka
at Thoothukudi
District Tamilnadu
(India)



our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



empowering your real estate decisions with smart tools

Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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